

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17/76 The Esplanade Caroline Springs VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$464,750

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8/76 The Esplanade Caroline Springs VIC 3023	\$424,750	26-Jan-19
247/73 Lake Street Caroline Springs VIC 3023	\$450,000	12-Apr-19
27/1 Woodward Way Caroline Springs VIC 3023	\$409,000	16-Jan-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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## 8/76 The Esplanade Caroline Springs VIC 3023

2 2 1

Sold Price **\$424,750** Sold Date **26-Jan-19**

Distance **0.01km**



## 247/73 Lake Street Caroline Springs VIC 3023

2 2 1

Sold Price **\$450,000** Sold Date **12-Apr-19**

Distance **0.58km**



## 27/1 Woodward Way Caroline Springs VIC 3023

2 2 1

Sold Price **\$409,000** Sold Date **16-Jan-19**

Distance **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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